

159.0

0011

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,154,500 / 1,154,500

APPRAISED: 1,154,500 / 1,154,500

USE VALUE: 1,154,500 / 1,154,500

ASSESSED: 1,154,500 / 1,154,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		GEORGE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BEAULIEU CHRISTOPHER W	
Owner 2: PORTER-BEAULIEU VANESSA	
Owner 3:	

Street 1: 60 GEORGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CARNEY JOHN A -

Owner 2: -

Street 1: 98 RICHFIELD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 2448 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6000.000		734,500				420,000		1,154,500							
Total Card							0.138		734,500				420,000		1,154,500		Entered Lot Size					
Total Parcel							0.138		734,500				420,000		1,154,500		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		471.61		/Parcel: 471.6				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.														
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Grantor		Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
2020	101	FV	733,300	0	6,000.	420,000	1,153,300	1,153,300	Year End Roll	12/18/2019	CARNEY JOHN A,		71063-183		1	5/25/2018			1,235,000	No	No					
2019	101	FV	625,300	0	6,000.	420,000	1,045,300	1,045,300	Year End Roll	1/3/2019	GRAY HELEN REED		70206-193				Change>Sale		545,000	No	No					
2018	101	FV	190,500	0	6,000.	354,000	544,500	544,500	Year End Roll	12/20/2017	REED-GRAY HELEN		25289-99				4/18/1995			No	No	F				
2017	101	FV	190,500	0	6,000.	324,000	514,500	514,500	Year End Roll	1/3/2017																
2016	101	FV	190,500	0	6,000.	276,000	466,500	466,500	Year End	1/4/2016																
2015	101	FV	178,400	0	6,000.	240,000	418,400	418,400	Year End Roll	12/11/2014																
2014	101	FV	178,400	0	6,000.	222,000	400,400	400,400	Year End Roll	12/16/2013																
2013	101	FV	178,400	0	6,000.	211,200	389,600	389,600		12/13/2012																

PRINT		LAST REV	
Date	Time	Date	Time
12/11/20	02:33:10		
ASR Map:		Fact Dist:	
		Reval Dist:	
		Year:	
		LandReason:	
		BldReason:	
		CivilDistrict:	
		Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																									
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																				
Grade: B- - Good (-)	Year Blt: 1946	Eff Yr Blt: 2017	Alt LUC:	Location:	Total Units:	Level:	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 7	BRs: 3	Baths: 3	HB											
Jurisdct: G19	Fact: .	Const Mod:	Lump Sum Adj:	%																								
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: S - Typical	Phys Cond: AV - Average	1.2 %	Functional:	%	Additions:	No Unit	RMS	BRS	FL	Exterior:	1	7	3												
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	Override:	Economic:	%	Special:	%	Kitchen:					Interior:															
Bsmnt Flr: 12 - Concrete	Subfloor:			Override:	%			Baths:																				
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Total:	1.2 %	NBHD Inf: 1.00000000	NBHD Mod:	Plumbing:																				
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air	# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00	Adj Total: 743406	Adj \$ / SQ: 191.096	Other Features: 95859	Adj \$ / SQ: 1.34986496	Const Adj.: 1.34986496	Size Adj.: 1.13253665	Basic \$ / SQ: 125.00	Rate	Parcel ID	Typ	Date	Sale Price												
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:	Depreciation: 8921	Depreciated Total: 734485																							
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 159.0-0011-0014.0												<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
																		UAT	100 FLA									
																		FFL										
																		SFL										
																		UAT										
																		SFL										
																		FFL										
																		BMT										
																		OPP										
																		Deck										
																		Open Porch										